

Case No. BZA 25-83 - Colby B. Sandlian  
435 N. Broadway, Wichita, Ka., request  
an exception to permit the construct-  
ion of residential storage warehouses  
on property zoned the "LC" Light  
Commercial District and generally  
located on the south side of Central  
Street and the West

500  
A  
9-6-83  
1st  
200  
Checked  
glad  
Records

25-83

ACTION

B.Z.A. 25-83

APPROVED

6-31-83  
DATE

POSTED  
5-13-83  
H

50ATA  
200'4 Sec. 9-6-83  
Checked ant  
Shot 9-28-83  
Record —

200-39-86

Case No. BZA 25-83 - Colby B. Sandlian  
435 N. Broadway, Wichita, Ks., request  
an exception to permit the construc-  
tion of residential storage warehouses  
on property zoned the "1C" Light  
Commercial District and generally  
located on the south side of Central  
Avenue, E 10th Street, and the Intersecting

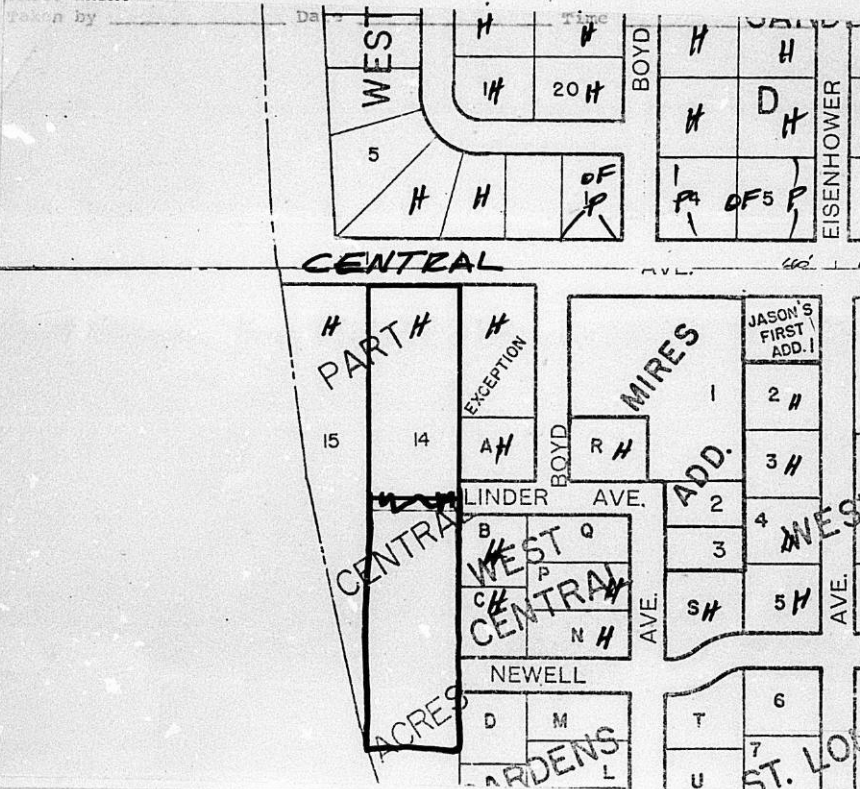
Map No. 5047  
 Sec. 22  
 Twp. 27  
 Range 1W

BZA- 25-83  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

AREA DATA:

1. Acres: 1.46 ( 170 ft. by 375 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East SINGLE FAM South UNDEVELOPED  
 West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: SINGLE FAM
6. Area (is) (is not) platted.

PHOTO DATA:



**Standard**  
 No. 2153C  
 HASTINGS, MN  
 LOS ANGELES, CHICAGO, CLEVELAND, OH  
 McRENON, TX, LOSUST, GAINES, GA  
 USA

August 26, 1983

Mr. Keith Anderson  
1125 South Rock Road  
Wichita, Ks. 67207

Re: Case No. BZA 25-83  
Request for Exception

Dear Mr. Anderson:

Attached hereto is a copy of the Resolution authorizing the construction of residential storage warehouses on property located in the "LC" Light Commercial District on Lot 2, R.C. Storck Addition. You will note by the attached copy of the site plan, the access to Linder Avenue is not permitted by the complete access control, and the 15 foot yard must be maintained as a landscaped yard as well as the provision of the installation of a 6' to 8' screening fence at this location.

Also it is recommended that some provision be made for water lines for the maintenance of the landscaping, particularly along the east and south where access will be difficult. Please indicate how this maintenance will be provided so that it can be placed in the file.

If you have any questions, please give me a call.

Sincerely,

Glen E. Lytle  
Special Assistant for Zoning

GEL:sad

Encl.

cc: Robert Feldner, Superintendent Central Inspection  
Don Gisick, City Clerk

RESOLUTION NO. BZA 25-83

WHEREAS, Colby B. Sandlian, 435 North Broadway, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the construction of residential storage warehouses on property zoned the "LC" Light Commercial District and legally described as follows:

The north 435' of the south 915' of Lot 14, Central Acres, Sedgwick County, Kansas, except that portion condemned for Flood Control in Case A-31849; and Lot 14, except the south 915' and except the north 20' thereof, in Central Acres, Sedgwick County, Kansas. Being replatted as Lot 2, R. G. Storck Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Central between Boyd Street and the Wichita-Valley Center Flood Control drainageway (6117 West Central).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of May 31, 1983, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the construction of residential storage warehouses on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.5, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the construction of residential storage warehouses on property zoned the "LC" Light Commercial District legally described as follows:

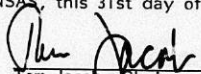
The north 435' of the south 915' of Lot 14, Central Acres, Sedgwick County, Kansas, except that portion condemned for Flood Control in Case A-31849; and Lot 14, except the south 915' and except the north 20' thereof, in Central Acres, Sedgwick County, Kansas. Being replatted as Lot 2, R. G. Storck Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Central between Boyd Street and the Wichita-Valley Center Flood Control drainageway (6117 West Central).

subject to the following conditions:

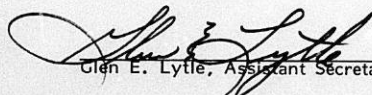
1. Prior to the release of the Resolution authorizing the construction of residential storage warehouses, the applicant shall complete and record the plat.
2. Prior to the release of the Resolution, a detailed landscape plan of the landscaped yards, as required by the zoning ordinance, shall be submitted for approval. This landscaped yard shall be along the north, east and south property lines adjacent and across the street from the residential zoning districts.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the south and east side of the property at the required setback line wherever the buildings do not provide the screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.

5. Any side of the buildings providing access to storage areas shall maintain a 25-foot setback from the property line.
6. Off-street parking shall be provided as set forth in the zoning ordinance based on the square feet of floor area in the facility.
7. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
8. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
11. Signs shall be limited to one per arterial street frontage and in this case, one sign would be permitted. This sign shall not exceed 20' in height nor exceed 50 square feet in gross surface area and shall not project over any public right-of-way.
12. The area shall be properly policed by the owner or operator for removal of trash and debris.
13. The operation of this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of such business, nor shall storage space be rented or leased to any commercial business, individual or corporation for the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.
14. No outdoor storage of any kind shall be permitted on the premises.
15. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
16. A copy of this resolution shall be maintained in the office for the convenience of the manager and the tenants. In addition, a log of all tenants shall be maintained on the premises for review by the Central Inspection Superintendent to assure compliance that no commercial storage is occurring in violation of this resolution.
17. Only one point of ingress/egress shall be permitted to/from subject property. That access being from the one driveway to Central Avenue.
18. All areas not paved as required by condition of approval #7 shall be landscaped with deciduous and coniferous plant materials. The amended site plan, as set forth in condition #2 shall include the landscaping material to be used. Provisions shall be made for watering and maintaining the landscaping in good condition.
19. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.

ADOPTED AT WICHITA, KANSAS, this 31st day of May, 1983.

  
Tom Jacob, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

June 3, 1983

Colby B. Sandlian  
435 North P Roadway  
Wichita, Ks. 67202

Re: BZA 25-83 - Request for Exception

Dear Mr. Sandlian:

At the regular meeting of the Board of Zoning Appeals on May 31, 1983, your request for an exception was considered. It was the action of the Board to approve your request subject to the following conditions.

1. Prior to the release of the Resolution authorizing the construction of residential storage warehouses, the applicant shall complete and record the plat.
2. Prior to the release of the Resolution, a detailed landscape plan of the landscaped yards, as required by the zoning ordinance, shall be submitted for approval. This landscaped yard shall be along the north, east and south property lines adjacent and across the street from the residential zoning districts.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the south and east side of the property at the required setback line wherever the buildings do not provide the screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
5. Any side of the buildings providing access to storage areas shall maintain a 25-foot setback from the property line.

6. Off-street parking shall be provided as set forth in the zoning ordinance based on the square feet of floor area in the facility.
7. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
8. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
11. Signs shall be limited to one per arterial street frontage and in this case, one sign would be permitted. This sign shall not exceed 20' in height nor exceed 50 square feet in gross surface area and shall not project over any public right-of-way.
12. The area shall be properly policed by the owner or operator for removal of trash and debris.
13. The operation of this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of such business, nor shall storage space be rented or leased to any commercial business, individual or corporation for the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.
14. No outdoor storage of any kind shall be permitted on the premises.
15. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
16. A copy of this resolution shall be maintained in the office for the convenience of the manager and the tenants. In addition, a log of all tenants shall be maintained on the premises for review by the Central Inspection Superintendent to assure compliance that no commercial storage is occurring in violation of this resolution.
17. Only one point of ingress/egress shall be permitted to/from subject property. That access being from the one driveway to Central Avenue.
18. All areas not paved as required by condition of approval #7 shall be landscaped with deciduous and coniferous plant materials. The amended site plan, as set forth in condition #2 shall include the landscaping material to be used. Provisions shall be made for watering and maintaining the landscaping in good condition.

BZA 25-83 - Page 3

19. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.

A Resolution setting forth the official action of the Board will be mailed to you as soon as you have complied with conditions 1 and 2 above.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GEL:sad

cc Charles E. Sutherland, 425 North Broadway, Wichita 67202  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

**THE CITY OF WICHITA**

**OFFICE OF** Citizen Participation

**DATE** May 23, 1983

**TO** Glen Lytle, Special Assistant for Zoning

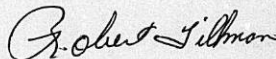
**FROM** Robert Tillman, Administrative Aide III

**SUBJECT** BZA 25-83: Generally located on the South side of Central, between Boyd Street and the Wichita-Valley Center Flood Control drainageway (6117 West Central)

At its Wednesday, May 18th, CPO Neighborhood Area "N" meeting, the Council voted unanimously to recommend approval of BZA 25-83, a request for an exception in order to construct Residential Storage Warehouses on property zoned the "LC" light Commercial District. The recommendation for approval was subject to the nineteen conditions recommended by the MAPD Secretary.

The Agent, Charles Sutherland, was present to speak to the Council. There were no area residents present to speak in support or opposition to the request.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 25-83 is considered at its Tuesday, May 31st meeting.



Robert Tillman  
Administrative Aide III

SECRETARY'S REPORT  
CASE NO. BZA 25-83

APPLICANT: Colby B. Sandlian, 435 North Broadway, Wichita, Kansas.

AGENT: Charles E. Sutherland, 435 North Broadway, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.5, Code of the City of Wichita to permit the construction of residential storage warehouses.

GENERAL LOCATION: On the south side of Central and east of the Wichita-Valley Center Floodway (6117 West Central).

ZONING: Subject property has recently been approved for "LC" Light Commercial zoning as was the property immediately to the west. Property to the east and south is "AA" One-family. Property to the north is "BB" Office and "AA" One-family.

LAND USE: Subject property is vacant as is the property to the west. Properties to the east are residential. To the north is a parking lot and residential property.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.5 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the construction of residential storage warehouses in the "LC" Light Commercial District. The property is approximately 2-2/3 acres in area which exceeds the minimum requirement of 2 acres set forth in the zoning ordinance. The property has recently been approved for "LC" Light Commercial zoning subject to the property being replatted. This includes the property immediately to the west that is adjacent to the Wichita-Valley Center Flood Control right-of-way. The properties to the east are developed as one-family dwellings, and the applicant will be required to provide a landscaped yard adjacent to the residential district as a buffer from the proposed use.

It should be noted that residential storage warehouses are also a permitted use by exception in the "B" and "BB" districts under the same general provisions as those of the "LC" District. The use of the property for residential storage warehouses should be a much more compatible use with the residences to the east than any other use permitted in the "LC" District.

The application has been submitted in conformance with the present regulations as set forth in Section 28.04.183.5 of the zoning ordinance. There is an amendment to this Section of the ordinance that will be considered by the planning commission on May 19, 1983. Should the amendment be approved the applicant will submit a new site plan taking advantage of the changes in the regulations, particularly the reduction in the required number of off-street parking spaces. Also, there is a proposed reduction on the size of the landscaped yard adjacent to the residential zoning district.

These amendments have been considered in the following recommended conditions so that the applicant will not be required to return to this Board for approval once the ordinance becomes effective.

RECOMMENDATION:

Should the Board determine that the use of the property for residential storage warehouses is appropriate, then it is the recommendation of the Secretary that the exception be approved subject to the following conditions:

1. Prior to the release of the Resolution authorizing the construction of residential storage warehouses, the applicant shall complete and record the plat.
2. Prior to the release of the Resolution, a detailed landscape plan of the landscaped yards, as required by the zoning ordinance, shall be submitted for approval. This landscaped yard shall be along the north, east and south property lines adjacent and across the street from the residential zoning districts.
3. A six to eight foot screening fence, constructed to prevent the passage of light and debris shall be erected along the south and east side of the property at the required setback line wherever the buildings do not provide the screening. Said fence shall be constructed of either brick, stone, architectural tile, masonry, wood or other similar material (not including woven wire).
4. The remainder of the property shall be fenced in some manner for security and control provisions, preferably of a material compatible with the design of the building, but at the option of the applicant.
5. Any side of the buildings providing access to storage areas shall maintain a 35-foot setback from the property line.
6. Off-street parking shall be provided as set forth in the zoning ordinance based on the square feet of floor area in the facility.
7. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
8. All lights shall be shielded to direct light onto the uses established and directed away from adjacent property.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
11. Signs shall be limited to one per arterial street frontage and in this case, one sign would be permitted. This sign shall not exceed 20' in height nor exceed 50 square feet in gross surface area and shall not project over any public right-of-way.
12. The area shall be properly policed by the owner or operator for removal of trash and debris.
13. The operation of this facility shall in no way be deemed to include a transfer and storage business, where the use of vehicles are part of such business, nor shall storage space be rented or leased to any commercial business, individual or corporation for the storage of any merchandise, stock, furnishings or vehicles of a business of any kind.
14. No outdoor storage of any kind shall be permitted on the premises.
15. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
16. A copy of this resolution shall be maintained in the office for the convenience of the manager and the tenants. In addition, a log of all tenants shall be maintained on the premises for review by the Central Inspection Superintendent to assure compliance that no commercial storage is occurring in violation of this resolution.

17. Only one point of ingress/egress shall be permitted to/from subject property. That access being from the one driveway to Central Avenue.
18. All areas not paved as required by condition of approval #7 shall be landscaped with deciduous and coniferous plant materials. The amended site plan, as set forth in condition #2 shall include the landscaping material to be used. Provisions shall be made for watering and maintaining the landscaping in good condition.
19. All improvements as set forth herein shall be completed prior to the occupancy of the site for a Residential Storage Warehouse Facility.

BZA CASE NO. 25-83

2 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

27 NOTICES SENT TO ADJOINING PROPERTY OWNERS

39 TOTAL NOTICES SENT 5-11-83

BOARD OF ZONING APPEALS  
Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

May 11, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 25-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Colby B. Sandlian, 435 North Broadway, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the construction of residential storage warehouses on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

The north 435' of the south 915' of Lot 14, Central Acres, Sedgwick County, Kansas, except that portion condemned for Flood Control in Case A-31849; and Lot 14, except the south 915' and except the north 20' thereof, in Central Acres, Sedgwick County, Kansas. Being replatted as Lot 1, R. G. Storck Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of Central between Boyd Street and the Wichita-Valley Center Flood Control drainageway (6117 West Central).

This application has been assigned Case BZA 25-83. It will be considered by the Board of Zoning Appeals on May 31, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 25-83  
FILED 5-3-83

APPLICATION FOR EXCEPTION

I. Name of Applicant Colby B. Sandlian  
Mailing Address 435 N. Broadway Wichita, Ks. 67202 Phone 263-0118  
Name of Authorized Agent Charles E. Sutherland, Real Estate  
Consultant  
Mailing Address 435 N. Broadway Phone 262-4110  
Wichita, Kansas 67202  
Relationship of applicant to property is that of Contract Purchaser  
(Owner, Tenant, Lessee, Other)

II. Application is made for an exception as provided in Section  
2.12.590.C, Code of the City of Wichita, Kansas, to permit  
the establishment of A Residential Storage Warehouse

\_\_\_\_\_ ,  
\_\_\_\_\_ ,  
on property zoned Light Commercial ("LC") under consideration  
located at 6117 West Central

and legally described as: The north 435 feet of the south 915 feet  
of Lot 14, Central Acres, Sedgwick County, Kansas, except that  
portion condemned for Flood Control in Case A-31849; and  
Lot 14, except the south 915 feet and except the north 20 feet  
thereof, in Central Acres, Sedgwick County, Kansas

*being platted  
lot 1, R.S. 1st Add.*

\_\_\_\_\_ , in the City of Wichita.

III. The applicant herein, or his authorized agent, acknowledges:

- That he has received an instruction sheet concerning the filing and hearing of this matter;
- That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions;
- That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant Colby B. Sandlian

Authorized Agent Charles E. Sutherland  
Charles E. Sutherland, Real Estate  
Consultant

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 4:15 ~~term~~-p.m.), May 3, 1983, together with appropriate fee of 2000.

Signed A Lytle

Board Of Zoning Appeals  
City Of Wichita  
455 N. Main  
Wichita, Kansas 67202

RE: Application For Exception  
at 6117 West Central;  
Colby B. Sandlian, Applicant

Gentlemen:

The attached application for exception is requested to permit the establishment of a "Residential Storage Warehouse" under Section 28.04.183, Paragraph 5 of the Code of The City Of Wichita.

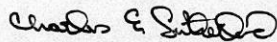
Subject property is being zoned "LC" at the current time. Discussions with the CPO of that neighborhood led to a recommendation from the CPO of the proposed zoning after a detailed discussion of our plan. Passage was also recommended by the MAPC after a discussion of our proposed usage and screening.

The site itself is rectangular with much more depth than frontage. Consequently, it has an ideal layout for the proposed usage. The property adjoins residential zoning only on one side, and then only with approximately six houses total. The other side adjoins a property bordering on the flood control ditch and is also being zoned "LC". And with only one access point (on Central) the usage will not intrude upon the residential neighborhood.

Our market research reveals that this particular area of the city is not presently being serviced adequately with residential storage facilities. And, finally we have determined that residential storage units are the highest and best use to which the property can be used.

The developer has developed such units throughout the country and has a reputation for the development and management of quality properties.

For these reasons, we request the exception as discussed above.



Charles E. Sutherland, Consultant

5/3/83

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
4	D	West Central Gardens Addition	Sedgwick County Farm Bureau Association, 5920 W. Central, 67212
A	-	West Central Gardens 2nd Addition	Larry F. Schulte & Donna F. Schulte, 645 Boyd, 67212
B	-	"	Administrator of Veterans Affairs, 901 George Washington Blvd., 67211
C	-	"	George T. Tobar & Bernice M. Tobar, 6020 Newell, 67212
D	-	"	Leonard T. Davis & Eva Laveta Davis, 229 N. Knight, 67203
E	-	"	<del>Dora G. Mitchell, Address Unknown</del>
F	-	"	<del>Charles Belcher, Address Unknown</del>
G	-	"	Bobby M. McKay & Geneva McKay, 6020 St. Louis, 67212
J	-	"	Frank Coles Rye, Jr., 517 Boyd, 67212
K	-	"	Charles D. Hale & Anna Belle Hale, 535 Boyd, 67212
L	-	"	Charles W. Weaver & Clara G. Weaver, 543 Boyd, 67212
M	-	"	Frank A. Wasinger & Marlene K. Wasinger, 551 Boyd, 67212
N	-	"	Joseph Gerald Elsen Jr. & Janice F. Elsen, 601 Boyd, 67212
P	-	"	Shirley Wayne Falkenberg & Geraldine J. Falkenberg, 615 Boyd, 67212
Q	-	"	Harold O. Henry & Paulette Henry, 6021 Linder St., 67212
R	-	"	Everett B. Reicher & Marjorie H. Reicher, 640 Boyd, 67212
I	A	West Central Gardens 3rd Addition	Sedgwick County Farm Bureau Association, 5920 W. Central, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
2	A	West Central Gardens 3rd Addition	L.M. Voth & Loretta C. Voth, 705 N. Arapaho, 67212
3	A	"	Brent L. Forney & Freda S. Forney, 709 N. Arapaho, 67212
4 exc. beg. at the SW corner; then east 100 ft.; then north at right angles 50 ft.; then west parallel to the south line to the west line of lot 4; then swly on the west line to the pt. of beg.	A	"	<i>back slip</i> City of Wichita, 455 N. Main, 67202
The West 100 ft. of the South 50 ft. of 4	A	"	Ronald L. Fiegel & Judy L. Fiegel, 6108 W. Central, 67212
Part of 5 beg. at the SW corner; then north along the west line to a pt. 50 ft. north of the north line of Central Ave.; then east to a pt. on the southerly line which is 50 ft. north of the north line of Central Ave.; then swly along the southerly line to beg.	A	"	Samuel T. Luinstra, 1102 N. Gow, 67203
5 exc. that part described immediately above	A	"	Bertie Nadine Dymond, 717 N. Arapaho, 67212
6	A	"	Charles Reed Sheffield, 721 N. Arapaho, 67212
1	B	"	<del>Donald D. Hataway &amp; Mary L. Hataway, Address Unknown</del>
20	B	"	Emanuel J. Loiacono & Kathryn K. Loiacono, 705 Boyd, 67212
1	-	Mires Addition	Ben Mires & Hester K. Mires, 600 Boyd, 67212
13 exc. that part platted as West Central Gardens 2nd Addition	-	Central Acres Addition	Vincent A. Henning & Agnes M. Henning, 6029 W. Central, 67212
14 exc. the south 915 ft. thereof	-	"	Lee D. Stonecipher & Louise Stonecipher, 6115 W. Central, 67212

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
The North 435 ft. of the South 915 ft. of 14, except that part condemned for flood control	-	Central Acres Addition	✓ United Machine Co. Inc., 702 N. Hydraulic, 67214
The South 915 ft. of 14 except that part condemned for flood control & except the North 435 ft. thereof	-	"	"
North 165 ft. of 15 except the east 60 ft. thereof & except that part condemned for flood control	-	"	✓ Donald LeRoy Harvey & Betty Jo Harvey, 6127 W. Central, 67212
15 except the north 165 ft. & except the East 60 ft. & except that part condemned for flood control	-	"	"
East 60 ft. of 15 except that part condemned for flood control	-	"	"

<u>Tract</u>	<u>Property Owner</u>
All that part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of 15-27-1W lying east of the Wichita- Valley Center floodway and west of West Central Gardens 3rd Addition	✓ City of Wichita, 455 N. Main, 67202

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We hereby certify the foregoing to be a true and correct list of the property owners within a 350 foot radius of

Lot 14, Central Acres, Sedgwick County, Kansas, except the South 915 feet thereof and except the North 20 feet thereof

AND

The North 435 feet of the South 915 feet of Lot 14, Central Acres, Sedgwick County, Kansas, except that part condemned for flood control

AND

Lot 15, Central Acres, Sedgwick County, Kansas, except that part condemned for flood control

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 3rd day of March, 1983 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Gable*  
Vice-President

Order No. 317271  
ge

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**FROM THE BEST**  
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FORM 021 PAYMENT NOTICE  
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
<i>Concrete</i>	<i>11.00</i>

NAME *Samuel K. Smith*

ADDRESS *455 S. Lincoln*

FUND *4-4071-103* DUE DATE

COMMENTS

DATE *11-21-53* BY *J. L. Luth*

\*

This BZA. Case  
Has a Large Drawing  
On 35mm Microfilm

Roll # 2